

**VILLAGE OF COTTAGE GROVE**  
**PLAN COMMISSION**  
**Wednesday, May 13, 2020**

**MINUTES**

**1. Call to order**

The Plan Commission meeting for May 13, 2020 was called to order by Village President John Williams at 6:31 p.m. this was a zoom meeting.

**2. Determination of quorum and that the agenda was properly posted.**

It was noted that a quorum was present and that the agenda was properly posted. Roll Call was taken. Commission members present were: John Williams, Don Brinkmeier, Kyle Broom, Alex Jushchyshyn, Melissa Ratcliff, Kim Sale, Fred Schulze. Staff members present were Village Planner Erin Ruth, Village Administrator Matt Giese, Village Clerk Lisa Kalata, Village Engineer Kevin Lord, Public Works Director JJ Larson, and Village Attorney Larry Konopacki.

**3. Pledge of Allegiance**

**4. PUBLIC APPEARANCES** – *Public's opportunity to speak about any subject that is not a specific agenda item.*  
None

**5. Discuss and consider the minutes from the Plan Commission meeting of April 15, 2020.**

**Motion** by Jushchyshyn to approve the minutes from the April 15, 2020 Plan Commission meeting, seconded by Schulze **Motion** carried with a voice vote of 6-0-1 with Brinkmeier abstaining.

**6. PUBLIC HEARING: Opportunity for Public to Provide Input Regarding A Request from Huston Hotel Group, LLC for approval of a General Development Plan for an Atwell Suites Hotel at 4672 County Highway TT.**

Williams opened the public hearing at 6:35 p.m. Troy Hoekstra with Huston Hotel Group was present to explain the 97 room Atwell Hotel project. Staff recommended approval with conditions in the reports. There were no public comments. Williams closed the public hearing at 6:50 p.m.

**7. Discuss and Consider a Request from Huston Hotel Group, LLC for approval of a General Development Plan for an Atwell Suites Hotel at 4672 County Highway TT.**

**Motion** by Ratcliff to approve the request from Huston Hotel Group, LLC for a General Development plan for an Atwell Suites Hotel at 4672 County Highway TT with conditions in staff reports, seconded by Brinkmeier.

**Motion** carried with a voice vote of 6-0-1 with Broom abstaining.

**8. Discuss and Consider a Request from Badger Hotel Group for approval of a Precise Implementation Plan for a Comfort Suites Hotel located on Parcel #0711-041-2120-1 on Landmark Drive in the Commerce Park.**

Todd Rizzo from Greywolf was present to present the changes to the project. Staff recommend approval. **Motion** by Jushchyshyn to approve the request from Badger Hotel Group for approval of a Precise Implementation Plan for a Comfort Suites Hotel located on parcel #0711-041-2120-1 on Landmark Drive in the Commerce Park, seconded by Ratcliff. **Motion** carried with a voice vote of 5-1-1 with Schulze voting No and Broom abstaining.

**9. Presentation from Movin' Out regarding the Comprehensive Plan Future Land Use Designation of Lots 86, 87, And 88 Of Northlawn Estates 1st Addition. For Feedback Only – No Formal Action Will Be Taken.**

Megan Schuetz from Movin' Out and Adam Fredendall from JLA Architects were present to get feedback on a proposed project of a 100-unit affordable house complex.

**10. Discuss Potential Zoning Ordinance Amendments Related to Conditional Use Permits. For Feedback Only – No Formal Action Will Be Taken.**

Ruth explained the staff memo in the packet and indicated that he would bring specific text amendment language to the next meeting.

**11. Future Agenda Items**

Atwell Suites, Conditional uses, Comprehensive Plan changes, Movin' Out tax information.

**12. Adjournment**

**Motion** by Schulze to adjourn at 8:02 pm, seconded by Ratcliff. **Motion** carried with a voice vote of 7-0-0.

Lisa Kalata, Clerk  
Village of Cottage Grove  
Approved:

These minutes represent the general subject matter discussed in this meeting but do not reflect a verbatim documentation of the subjects and conversations that took place.

DRAFT